



CLUSTER SIX FINAL REPORT

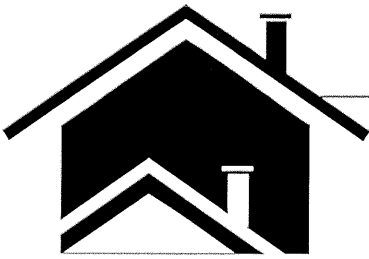
Executive Summary

Unique Features

This report represents the culmination of several months of data and information gathering and analysis. More importantly, it reflects the outcomes of an intense process of community dialogue within Cluster 6, documenting its vision for its community generally, and outlining goals for neighborhood commercial development, housing, job centers, the environment, and youth development.

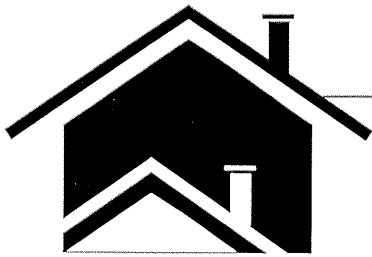
All Detroit communities possess unique features and assets that attract and retain residents and, as learned through CRS, some investors. Cluster 6 envisions itself, as often articulated by the Cluster 6 board members, as a strong community with viable assets for commercial reinvestment, able to attract and retain both residents and investors. They are invested, enthusiastic and passionate about their vision and assets, their quality of life, and their neighborhoods. They are proud to articulate several of those assets and unique features of their neighborhoods:

- Cluster 6 is centrally located in the city, making accessibility to current and future Cluster-based resources easier for Detroit residents. Cluster residents will also be closer to city services given the proposed relocation of city government to the New Center area which is less than one mile from Cluster 6. The relocation of city services to New Center will likely increase traffic flow through Cluster 6 because of its proximity. This increased traffic flow provides an opportunity to attract more people to Cluster 6 services.
- Cluster 6 has one of a limited number of office centers outside of downtown Detroit. This is a unique and important feature that allows Cluster 6 to build upon the regional trend of growth in the service industry which will likely require more office space for business and service uses. This area is bounded by W. Grand Blvd., Edsel Ford Freeway, Linwood, and Grand River. The recommendation to rezone the area immediately east of these boundaries for retail would complement an office park.



- Cluster board members and stakeholders boast of their community activism and their tenacity in promoting their community and determining their needs. Their involvement in the restoration of their community following the 1967 civil disturbance in part reflects the commitment needed to ensure implementation of their recommendations. They are particularly proud of their involvement in the significant and various developments created and sustained in Virginia Park.
- Residents view their older housing stock as a strong asset, especially two-family brick homes, although these are proportionately few in number. Cluster 6 is also home to three historical districts: Boston Edison, Oakman Blvd., and Atkinson Avenue. Strong residential housing can be a key factor in marketing the Cluster to potential investors.
- Areas of decline and the related land along commercial strips and in residential areas provide reinvestment opportunities throughout the Cluster, especially neighborhood businesses that are in walking distance of nearby residents.
- Cluster 6 is home to several major institutions that serve the entire city and the region including Henry Ford Hospital, and Herman Keifer which houses the Detroit Health Department, increasing the volume of people traveling through the Cluster; thereby becoming potential customers for future businesses.
- One of Detroit's six Renaissance Zones is partially located in Cluster 6, bringing resources and opportunities for reinvestment and redevelopment.
- The extensive number of churches and faith-based institutions in the Cluster are also assets. Churches tend to maintain their property, thereby adding to the community aesthetically.
- Cluster 6 is uniquely rich in its historical roots. It was home to early Jewish immigrants as well as African-Americans arriving from the south. It is also home to "Hitsville, U.S.A.," forerunner to Motown and a symbol of Detroit's contribution to the music industry (*Detroit Master Plan of Policies*).

These assets and unique features are important to Cluster 6's formulation of its reinvestment recommendations.

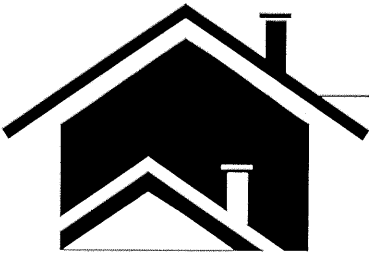


Recommendations

CRS was designed to involve residents in furthering the efforts begun during the Mayor's Land Use Task Force process. It met the challenge of reviewing existing data and information and gathering and analyzing current conditions and information related to neighborhood commercial, housing, job centers, transportation, and youth development to serve as background for reinvestment recommendations. This process was overseen by the Cluster Board 6 with support from interested stakeholders, CRS core staff, and United Way Community Services as consultant.

The major thrust of CRS was assessment of physical reinvestment and redevelopment assets and opportunities that are primarily presented as neighborhood commercial and housing recommendations. Recommendations total thirty-four. A review of significant conclusions from data collection influenced creation of the recommendations. These findings include the following:

- The city owns the greatest portion of vacant land in the Cluster. City ownership allows redevelopment consistent with city goals and priorities to occur more quickly because of fewer issues in land assembly and purchasing.
- Data show that 44 percent of Cluster residents have less than a high school degree, making job training critical.
- Historically, the Cluster had sound housing stock, including architecturally distinctive housing. Solid housing stock continues to exist in the Durfee subcommunity. Declining housing stock within the Cluster is consistent with poverty data and provides opportunity for redevelopment and access to home improvement/repair programs.
- Cluster 6 has a concentration of service industry jobs. This is consistent with the projected trend in growth in the service industry, and is a strong asset for the Cluster when coupled with its office park.
- Three freeways run through the Cluster making for easy accessibility and business development along these areas. Businesses in areas with low traffic counts have thrived, suggesting that neighborhood businesses in walking distance to neighborhoods are important and can be successful.



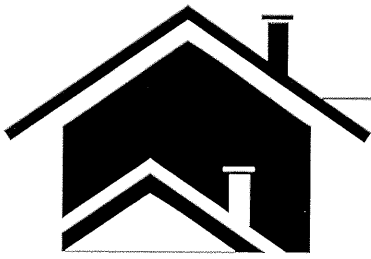
- Cluster 6 is experiencing reinvestment. This is evidenced by the three major development projects in the Cluster through Ford Hospital Systems, Comprehensive Health Services, and Focus:HOPE. Recently completed businesses include the African American owned Burger King on Davison at the corner of Wildemere and McDonald's located on Linwood and Davison.

Eighteen key recommendations were prioritized by selecting three recommendations from each of the six issue areas. A review of the top 18 key recommendations prioritized by the Cluster shows that only four of the 18 are physical in nature, indicative of the Cluster's primary interest in policy, quality of life, and jobs. The Cluster does want to see physical reinvestment and redevelopment, as well as improved overall quality of life for Cluster residents. The table below displays the number of key recommendations under each issue area as either physical (changes to existing land/structural/road features), policy (general principles to follow), or quality of life (issues impacting daily living), followed by the recommendations themselves.

Table #1

	Neighborhood Commercial	Housing	Job Cnt.	Environment	Youth Dvp.	Transportation	Total
Physical	1	1				2	4
Policy	2	1	2	1	2	1	9
Quality of Life		1	1	2	1		5
Total	3	3	3	3	3	3	18

The majority of key recommendations - nine - are policy related. This suggests that the Cluster residents are well informed and understand the importance of policies that support reinvestment. It also reflects their strong asset as a Cluster experienced in advocacy and promotion of its issues. This strong policy interest may maintain momentum gained through CRS if the Cluster promotes addressing recommendations that may not immediately require new resources but redirection of existing resources focusing on existing policy recommendations. This focus could also strengthen the working relationship between the Cluster and city government, and generate specific issues that Cluster residents could address in solving their own problems.



Neighborhood Commercial Reinvestment Recommendations

1. Revitalize Grand River as a commercial strip and as an extension of downtown with offices and buildings (physical).
2. Promote the community as an untapped market for providing a diverse range of products and services to consumers (policy).
3. Promote the Cluster based on its stable neighborhoods, and as a market for housing development, to commercial development (policy).

Housing

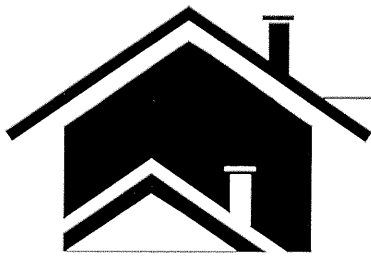
1. Restore tornado-damaged area (physical).
2. Adopt a policy of preservation first, demolition last, to maintain the Cluster's housing stock (policy).
3. Expand the MAI (Mothers and Infants) house model of the Lula Belle Stewart Center to include housing for the homeless, unwed mothers, and low-income families (quality of life).

Job Centers

1. Market the existing Renaissance Zone to attract new industries/companies and create additional full-time jobs with good wages and benefits (policy).
2. Establish partnerships to create jobs, build skills, and offer job training for all residents, including physically challenged populations (policy).
3. Increase the opportunity for employment and recreation for youth to reduce youth violence (quality of life).

Transportation

1. Improve road conditions and traffic flow for Grand River and West Grand Boulevard (physical).
2. Create strategic development parcels along new service roads and improve access to Cluster 6 in the redesign of the Edsel Ford (I-94) Freeway. (physical).
3. Create connecting routes between DDOT and SMART within the Cluster (policy).



Environment

1. Increase community awareness around monitoring and reporting toxic sites, contamination, and all other hazards in the neighborhoods; also fine and close businesses that pose sanitation hazards to the community (quality of life).
2. Establish a neighborhood coalition to educate and take aggressive action to eliminate lead and asbestos in older housing stock (quality of life).
3. Enforce illegal dumping ordinances (policy).

Youth Development

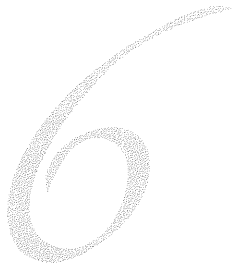
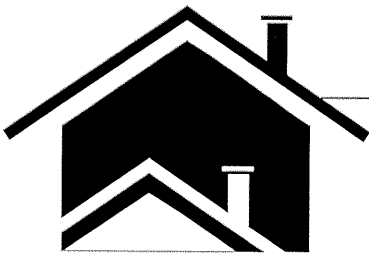
1. Establish community-based learning centers, supported by the faith-based community, that focus on preparing youth for entrepreneurship, small business opportunities, and computer training (policy).
2. Increase availability of parenting classes and support groups for parents challenged by economic instability, and youth with juvenile offenses (quality of life).
3. Strengthen the capacity of schools to identify and appropriately support youth with special needs through community-based organization partnerships linking services with local school and community organizations to increase awareness and sensitivity to their needs (policy).

Conclusion

The full report, specifically the asset profile section, contains detailed data, charts, maps, and trends that serve as the basis for the 34 Cluster recommendations, 18 of which were prioritized to focus limited resources over the next five to ten years.

In addition to background information and data, a discussion on regional conditions for each area precedes the asset profile. The regional discussion assists in understanding the environment in which Detroiters live and work, with its opportunities and challenges.

Ideally, CRS will become a part of overall planning that attempts to move towards a fuller appreciation of the city/suburb relationship, influencing broader planning efforts simultaneously for communities within the region, while also planning within the context of the whole region socially, economically and ecologically. This type of planning reflects the realization that the region is comprised of several related communities which include the Clusters.



Cluster 6 recognizes the strength that comes from being vested in all of the neighborhoods in its Cluster. CRS, and this report specifically, can serve to increase awareness throughout the Cluster of the wealth of varied activities under way in neighborhoods throughout the Cluster, thereby bridging gaps between groups and acting as a catalyst for greater coordination and sharing. With the data, information, assets, and recommendations documented through CRS, neighborhoods and city government can also better join together to exercise their “passion for progress.”